

20TX373-0071
2529 FLYCATCHER COVE DRIVE, LEAGUE CITY, TX 77573

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT TWENTY (20), IN BLOCK ONE (1), OF BRITTANY LAKES, SECTION ELEVEN (11), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004-A, PAGE 16 OF THE MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 26, 2017 and recorded on June 27, 2017 as Instrument Number 2017039002 in the real property records of GALVESTON County, Texas, which contains a power of sale.

Sale Information: April 07, 2020, at 10:00 AM, or not later than three hours thereafter, at the first floor lobby of the Galveston County Courthouse located at 722 Moody, Galveston, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JACQUELYN BIERCHWALE AND ZACHARY BIERCHWALE secures the repayment of a Note dated June 26, 2017 in the amount of \$244,072.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.


Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Wayne Wheat,
Leb Kemp, Vince Ross, Traci Yeaman, Kelly
McDaniel, Kenny Shirey, Cary Corenblum,
Matthew Hansen, Israel Curtis, John Sisk, Clay
Golden, Stephen Mayers, Patricia Poston, Nick
Poston, David Poston, Vanessa McHaney, Steve
Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva,
Anna Sewart, Keith Wolfshohl, David Barry, Byron
Sewart, Helen Henderson, Melissa Kitchen
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, Patrice Post, declare under penalty of perjury that on the 13 day of Feb, 2020, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GALVESTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

Instrument Number: *FILED2020000276*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 02/13/2020 9:17AM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*